116.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,400 / 846,400
					USE VALUE:	846,400 / 846,400
					ASSESSED:	846,400 / 846,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC ALEER ROBERT F & DIANE M
Owner 2:	
Owner 3:	
Street 1:	88 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .202 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 2016 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8786.000	367,900		478,500	846,400
Total Card	0.202	367,900		478,500	846,400
Total Parcel	0.202	367,900		478,500	846,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.84 | /Parcel: 419.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

74671

GIS Ref

GIS Ref

Insp Date

09/26/18

!9028!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	367,900	0	8,786.	478,500	846,400		Year end	12/23/2021
2021	101	FV	356,800	0	8,786.	478,500	835,300		Year End Roll	12/10/2020
2020	101	FV	356,800	0	8,786.	478,500	835,300	835,300	Year End Roll	12/18/2019
2019	101	FV	266,800	0	8,786.	471,700	738,500	738,500	Year End Roll	1/3/2019
2018	101	FV	266,800	0	8,786.	362,300	629,100	629,100	Year End Roll	12/20/2017
2017	101	FV	266,800	0	8,786.	341,800	608,600	608,600	Year End Roll	1/3/2017
2016	101	FV	266,800	0	8,786.	314,400	581,200	581,200	Year End	1/4/2016
2015	101	FV	260,400	0	8,786.	293,900	554,300	554,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:20:40

LAST REV

Date	Time
10/02/18	08:47:27
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9028

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCEPPA JOSEPH E	27440-260		6/30/1997		257,000	No	No	Y	

USER DEFINED

Prior Id # 1:	74671
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Measured	197	PATRIOT
2/10/2000	Measured	263	PATRIOT
3/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8786		Sq. Ft.	Site		0	70.	0.78	6									478,504						478,500	

Total AC/HA:	0.20170	Total SF/SM:	8786	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,504	Spl Credit		Total:	478,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17083335
Const Adj.:	0.99742496
Adj $ / SQ:	151.816
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451905
Depreciation:	84054
Depreciated Total:	367851

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

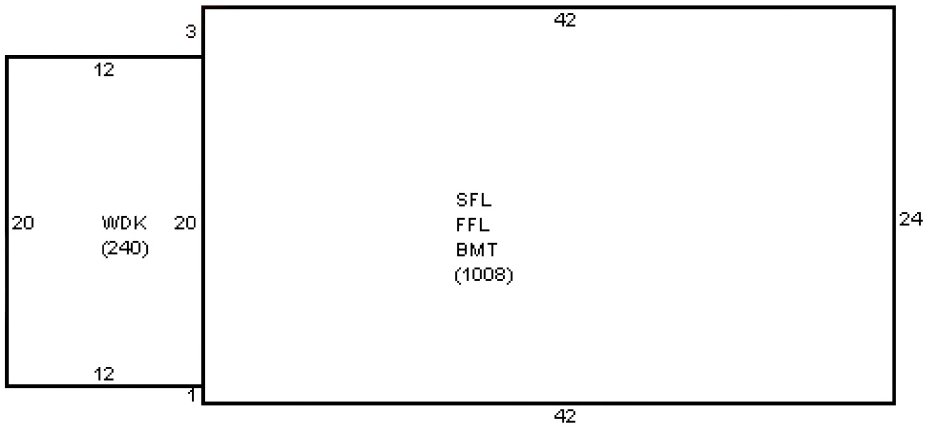
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	151.82
Special Features:	0	Val/Su Net:	112.71
Final Total:	367900	Val/Su SzAd	182.49

SKETCH



6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	45.540	45,909
FFL	First Floor	1,008	151.820	153,031
SFL	Second Floor	1,008	151.820	153,031
WDK	Deck	240	10.140	2,434

Net Sketched Area:	3,264			Total:	354,405
Size Ad	2016	Gross Area	3264	FinArea	2016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1889	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc